AREA DESCRIPTION

1. NAME OF CITY: Santa Clara, California
   SECURITY GRADE: Low Blue
   AREA NO.: B-1

2. DESCRIPTION OF TERRAIN:
   Level with gentle slopes.

3. FAVORABLE INFLUENCES:
   Convenience to schools and colleges of all grades. Nearness to good shopping centers, and transportation.

4. DETRIMENTAL INFLUENCES:
   Improvements of heterogeneous character, both as to age and architecture.

5. INHABITANTS:
   Teachers, professional,
   a. Type or types: merchants, retired.
   b. Estimated annual family income: $1500-3,000
   c. Foreign-born: None, % (% indicate nationality)
   d. Negro: None
   e. Infiltration of: remote
   f. Relief families: None
   g. Population is increasing: Slowly
   decreasing: static.

6. BUILDINGS:
   a. Type or types: 1 and 2 story
   b. Type of construction: Frame & Stucco
   c. Average age: 20 years
   d. Repair: Pride of ownership

7. HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>%</td>
</tr>
<tr>
<td>1929</td>
<td>$4,000-6,500</td>
<td>100%</td>
</tr>
<tr>
<td>1933</td>
<td>$3,000-4,500</td>
<td>70%</td>
</tr>
<tr>
<td>1937</td>
<td>$3,500-5,750</td>
<td>90%</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1929 and were 100% of the 1929 level.
   Peak rental values occurred in 1929 and were 100% of the 1929 level.

8. OCCUPANCY:
   a. Land: 80% 
   b. Dwelling units: 98%
   c. Home owners: 90%

9. SALES DEMAND:
   a. Fair
   b. Fair

10. RENTAL DEMAND:
    a. Good
    b. $45 singles
    c. Activity is Good

11. NEW CONSTRUCTION:
    a. Types: $5,000 singles
    b. Amount last year: 3

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: Ample
    b. Home building: Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS
    Close to declining point.

14. CLARIFYING DEPARTMENTS:
    While many of the dwellings in this area are becoming obsolete, there are new ones and residences erected in recent years to offset the declining tendency. However, the area is a very "low blue", and if it were not for the beneficial influence of Santa Clara University and those connected with it who live in the area, it would probably be graded third grade.

15. Information for this form was obtained from W. Atkinson, M. Arnerich, David T. Bunker, W. E. Rice, Ralph E. Prentice, City of Santa Clara Building Department.

   Date: September 1, 1937